



# 296 KING STREET EAST

## RETAIL FOR LEASE







# PRIME OPPORTUNITY IN THE KING EAST DESIGN DISTRICT

296 King Street East presents an opportunity to lease retail space with prominent exposure to King Street East. Surrounded by the Moss Park, Corktown and Distillery District neighbourhoods, this exceptional property offers an impressive 1,776 SF on the main floor and 1,775 SF of lower level space surrounded by over 10,000 residential units in a half-kilometer radius. The space provides an opportunity for a variety of retail uses seeking a distinctive presence in this dynamic area.









# AREA OVERVIEW

Downtown East is one of Toronto’s fastest growing nodes, with over 10,000 residential units set for completion over the next three years within 1 km of the development. The neighbourhood is serviced by the 504 King, 503 Kingston, and 514 Cherry streetcars and is a short walking distance to the future Moss Park Station on the Ontario Line.

296 King Street East is situated in the King East Design District, a neighbourhood in the heart of Downtown East. The neighbourhood runs from Church Street to River Street along King Street East and encompasses many thriving businesses, including furniture design stores, restaurants, café’s and shops. Home to some of Toronto’s oldest and most beautiful buildings, stunning examples of well-preserved architecture line the street of this historic neighbourhood. King Street East Design District strives to be a hub for creativity and to lead Canada in contemporary design, art, and culture. Just south of the property is the Distillery District, a cobblestoned pedestrian-only village dedicated to the arts and culture, boasting charming restaurants, original shops and galleries that are unique to the city.



45,986  
Population



37.4  
Median Age



17%  
Growth Rate  
Previous 5 Years



60,058  
Daytime Population



25,949  
Total Households



\$103,296  
Average HH Income



# NEIGHBOURING RETAILERS





# PROPERTY DETAILS

<b>Main Floor</b>	1,776 SF
<b>Lower Level</b>	1,775 SF
<b>Total</b>	3,551 SF
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	\$6.47 PSF
<b>Available</b>	Immediately

## HIGHLIGHTS

- Standalone building in the heart of the King East Design District
- Large windows provide for natural light and showcasing retail product
- Steps from 504 King and 503 Kingston Road streetcar stop
- Strong presence and excellent branding opportunity to King Street East
- Available for a variety of retail and office uses

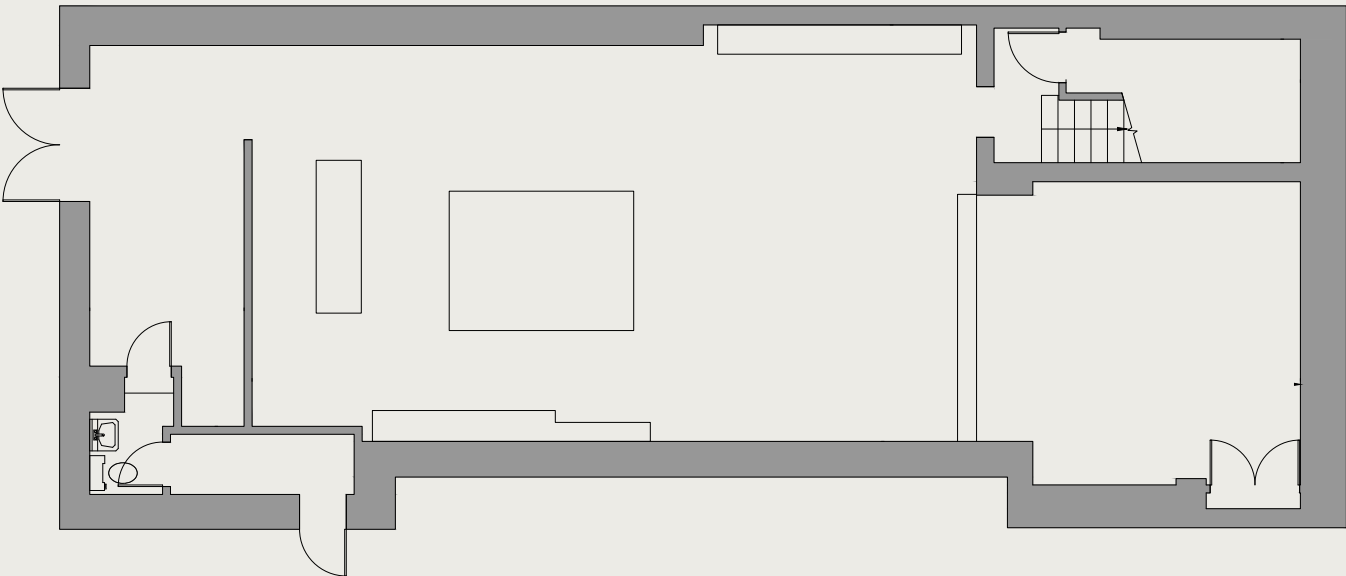




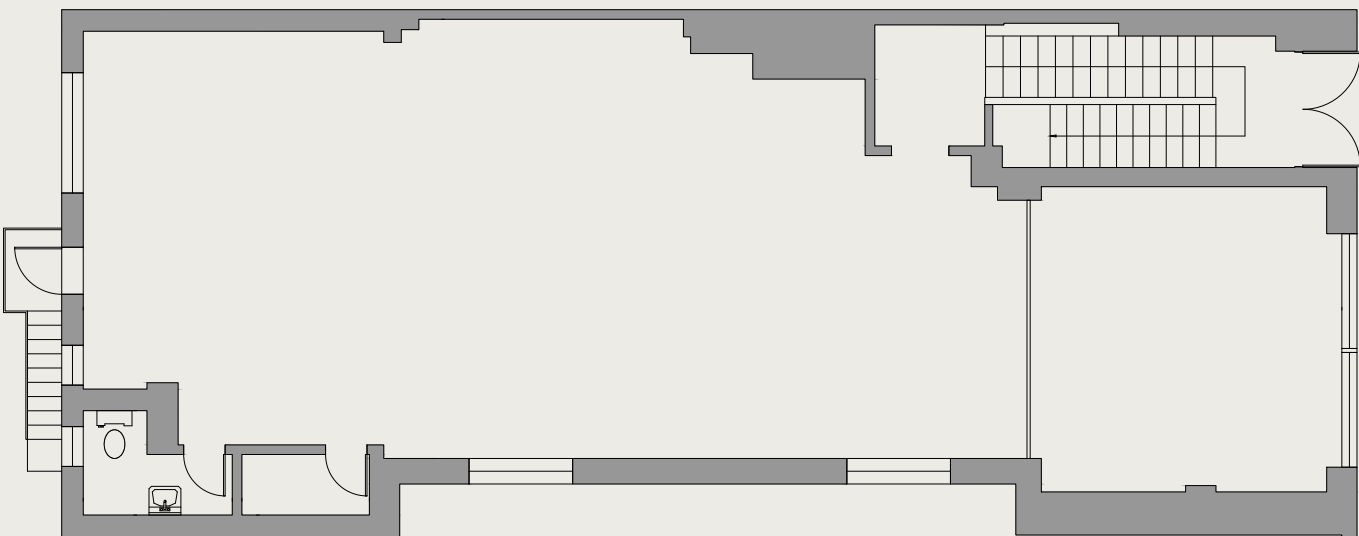
# FLOOR PLAN



1,775 SF  
LOWER LEVEL FLOOR



1,776 SF  
MAIN FLOOR



3,551 SF  
TOTAL

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